GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:2166
ANSWERED ON:05.08.2003
DEPOSITING OF STAMP DUTY
PUTTASWAMY GOWDA

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether it is a fact that earlier the allottees of DDA flats could deposit the stamp duty after taking the possession of flats and sufficient time was given to them;

(b) if so, whether it is also a fact that now allottees of HIG flats of Vasant Kunj and Dwarka are being told to deposit the stamp duty first and then take the possession;

(c) if so, the reasons therefor;

(d) whether the people are finding it difficult to pay stamp duty before taking the possession;

(e) if so, whether the Government propose to direct the DDA to give the possession after the payment is made and sufficient time would be given to allottees for the payment of stamp duty; and

(f) if so, the details thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI PON RADHAKR)

(a): DDA has reported that the practice of giving possession of DDA flats to the allottees without asking them to deposit the stamped conveyance deed papers was in vogue prior to 10.6.1996, after which orders were issued for issue of possession letter only after receipt of stamped conveyance deed papers in all the allotments made on Cash Down basis.

(b)to(f): HIG Scheme, Vasantkunj/Dwarka, launched by DDA, provided the option of allotment of DDA flats to the registrants either on cash down basis or on hire purchase basis. In cases of allotment on Hire Purchase basis, the possession of flats is given by DDA on payment of initial deposit and other documents without their depositing stamped conveyance deed papers. However, in cases of Cash Down allotments, the procedure of issue to possession letters only after submitting Conveyance Deed papers duly stamped by Collector of Stamps was clearly specified in the brochure of the Scheme. Thus, the registrants/allottees were aware of this procedure before applying under the Scheme. Under the policy now prevalent in DDA, in all cases of Janta/LIG/MIG/EWS/HIG flats, allotted on Cash Down basis, the allottees submit the conveyance deed papers before taking over possession of the flat.